092.0	0003	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	592,600 / 592,600
					USE VALUE:	592,600 / 592,600
					ASSESSED:	592,600 / 592,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
114		HEMLOCK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VENUGOPAL MAHENTHIRAN
Owner 2:	
Owner 3:	
Street 1:	114 HEMLOCK ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DANTON RICHARD P-GLADYS J -
Owner 2:	TRS/DANTON HEMLOCK TRUST -
Street 1:	114 HEMLOCK ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,065 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1958, having primarily Vinyl Exterior and 1620 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4065.000	213,200		379,400	592,600
Total Card	0.093	213,200		379,400	592,600
Total Parcel	0.093	213,200		379,400	592,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 365.80 | /Parcel: 365.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 59607

GIS Ref

GIS Ref

Insp Date 10/16/18

PREVIOUS ASSESSMENT

Parcel ID 092.0-0003-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	213,200	0	4,065.	379,400	592,600	592,600	Year End Roll	12/18/2019
2019	101	FV	189,600	1300	4,065.	384,800	575,700	575,700	Year End Roll	1/3/2019
2018	101	FV	189,600	1300	4,065.	287,200	478,100	478,100	Year End Roll	12/20/2017
2017	101	FV	189,600	1300	4,065.	260,100	451,000	451,000	Year End Roll	1/3/2017
2016	101	FV	189,600	1300	4,065.	249,300	440,200	440,200	Year End	1/4/2016
2015	101	FV	177,300	1400	4,065.	211,400	390,100	390,100	Year End Roll	12/11/2014
2014	101	FV	177,300	1400	4,065.	200,500	379,200	379,200	Year End Roll	12/16/2013
2013	101	FV	177,300	1400	4,065.	190,800	369,500	369,500		12/13/2012

!7519!

PRINT

Date	Time
12/10/20	22:08:51

LAST REV

Date	Time
06/25/19	14:48:36

apro

PAT ACCT. 7519

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DANTON RICHARD	52470-125		3/28/2009		363,500	No	No		
DANTON RICHARD	51827-502		10/27/2008	Family	1	No	No		
	11023-375		1/5/1966			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/16/2018	MEAS&NOTICE	CC	Chris C
3/26/2009	Measured	197	PATRIOT
5/11/2000	Inspected	276	PATRIOT
1/25/2000	Mailer Sent		
1/25/2000	Measured	276	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	59607
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4065		Sq. Ft.	Site		0	70.	1.33	5									379,365						379,400	

Total AC/HA: 0.09332 | Total SF/SM: 4065 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 379,365 | Spl Credit | Total: 379,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99495000
Adj $ / SQ:	141.034
Other Features:	71000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	289704
Depreciation:	76482
Depreciated Total:	213222

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

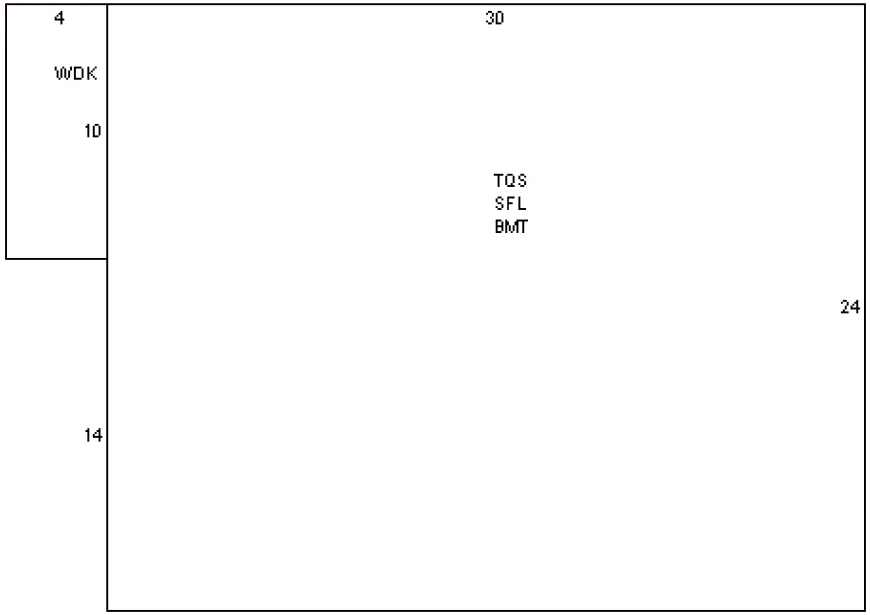
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	141.03
Special Features:	0	Val/Su Net:	105.54
Final Total:	213200	Val/Su SzAd	169.21

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	720	56.060	40,364
SFL	Second Floor	720	141.030	101,545
TQS	3/4 Story	540	141.030	76,158
WDK	Deck	40	15.920	637
	Net Sketched Area:	2,020	Total:	218,704
Size Ad	1260	Gross Are	2200	FinArea 1620

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 092.0-0003-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	6X8	A	AV	1970	0.00	T	39.2	101						

More:	N	Total Yard Items:		Total Special Featues:	Total: